087.0	0001	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	985,700 /	985,700
USE VALUE:	985,700 /	985,700
ASSESSED:	985,700 /	985,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUDENAUER BRIAN P & ZARA A
Owner 2:	
Owner 3:	
Street 1:	108 CUTTER HILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLEY BARBARA A -
Owner 2:	-
Street 1:	108 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .144 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Clapboard Exterior and 2032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6258.000	560,300		425,400	985,700
Total Card	0.144	560,300		425,400	985,700
Total Parcel	0.144	560,300		425,400	985,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.21 | /Parcel: 485.21

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	54880
GIS Ref	
GIS Ref	
Insp Date	09/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0001-0001.0

!7063!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	560,300	0	6,258.	425,400	985,700		Year end	12/23/2021
2021	101	FV	544,200	0	6,258.	425,400	969,600		Year End Roll	12/10/2020
2020	101	FV	544,100	0	6,258.	425,400	969,500	969,500	Year End Roll	12/18/2019
2019	101	FV	396,400	0	6,258.	395,000	791,400	791,400	Year End Roll	1/3/2019
2018	101	FV	396,400	0	6,258.	395,000	791,400	791,400	Year End Roll	12/20/2017
2017	101	FV	396,400	0	6,258.	346,400	742,800	742,800	Year End Roll	1/3/2017
2016	101	FV	396,400	0	6,258.	316,000	712,400	712,400	Year End	1/4/2016
2015	101	FV	374,300	0	6,258.	279,600	653,900	653,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:57:04

LAST REV

Date	Time
10/01/18	14:32:36
apro	

TAX DISTRICT | PAT ACCT. 7063

USER DEFINED

Prior Id # 1:	54880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY BARBARA	60488-105		11/15/2012		655,000	No	No		
	13341-481		11/28/1977		56,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/1992	440	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
12/10/2008	Meas/Inspect	189	PATRIOT
3/12/2001	External Ins	PM	Peter M
4/10/2000	Inspected	276	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6258		Sq. Ft.	Site		0	70.	0.97	12									425,418						425,400	

Total AC/HA:	0.14366	Total SF/SM:	6258	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,418	Spl Credit		Total: 425,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	8 - Brick Veneer 30 %
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23659217
Const Adj.:	1.00889909
Adj $ / SQ:	174.664
Other Features:	87250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	587280
Depreciation:	27015
Depreciated Total:	560265

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

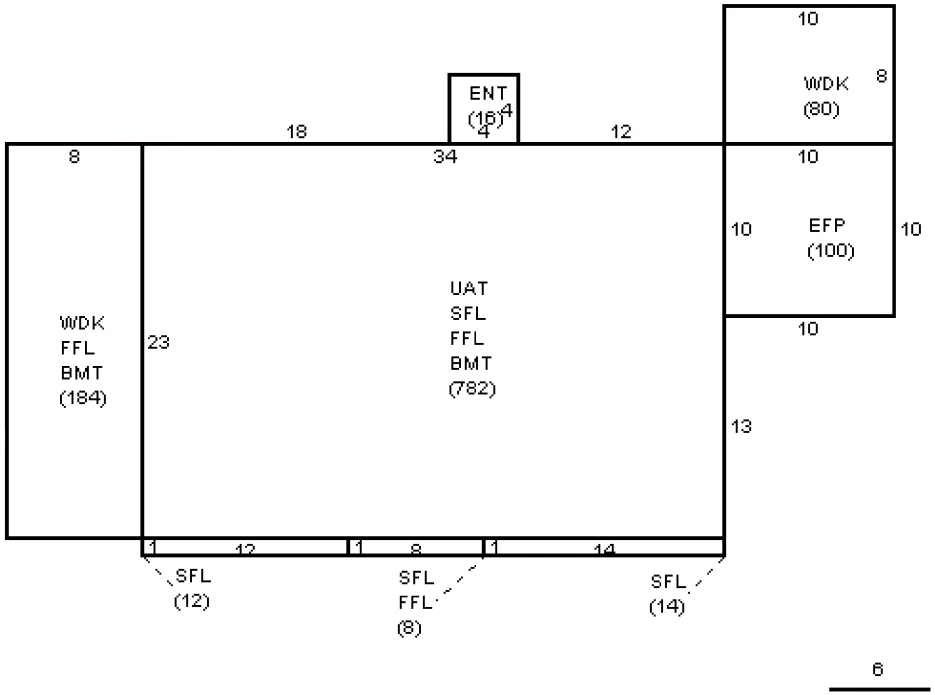
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	211.34
Special Features:	0	Val/Su Net:	168.16
Final Total:	560300	Val/Su SzAd	313.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	974	174.660	170,122
BMT	Basement	966	65.500	63,272
SFL	Second Floor	816	174.660	142,525
WDK	Deck	264	9.870	2,607
UAT	Upper Attic	196	69.870	13,659
EFP	Enclos Porch	100	54.930	5,493
ENT	ENTRY	16	26.630	426
	Net Sketched Area:	3,332	Total:	398,104
Size Ad	1790	Gross Area	3918	FinArea 2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: